



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260098

Submitted Department/Preparer: Aviation

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the Director of the Aviation Department to enter into a \$5,100,000.00 Amendment #8 to a Tenant Reimbursement Agreement with Trammell Crow Kansas City Development, Inc. for the Commerce Center Development at the KCI Airport; for a total contract amount of \$34,300,082.97; appropriating \$5,100,000.00 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

Discussion

The Aviation Department, in conjunction with Trammell Crow Kansas City Development, is developing the KCI Intermodal Business Centre. The project comprises of a 620-acre site defined within the Master Development Agreement. The site is located just south of 112th Street and I-29 at Kansas City International Airport.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
26-8300-627270-B-62260598-Aviation Fund
3. How does the legislation affect the current fiscal year?
Yes
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Yes, the legislation does generate revenue through the leasing of ground for industrial development

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|---|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

The Aviation Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Aviation Fund is \$107.3 million, as of FY26 2nd Quarter Report.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☒ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

The original Tenant Reimbursement Agreement with Trammell Crow, Ordinance No. 070157, effective March 4, 2007, for \$15,164,043, provided for the design, construction and construction monitoring services for site grading, utilities, etc. for a 183 acre parcel of land out of a proposed 640 acre site development.

Amendment 1, executed March 3, 2010, and Amendment 2, executed January 21, 2013, revised the term of the agreement.

Amendment 3, ordinance #141006, effective December 11, 2014, authorized the addition of \$1,743,807.06 for continuing construction services.

Amendment 4, ordinance #170037, effective January 26, 2017, authorized the addition of \$1,500,000.00 for continuing construction services.

Amendment 5, ordinance #190041 effective February 7, 2019, authorized the addition of \$2,000,000 for continuing construction services

Amendment 6, ordinance #191039 effective December 22, 2019, authorized the addition of \$8,000,000 for continuing construction services

Amendment 7 authorized the addition of \$792,232.91 for continuing construction services

Service Level Impacts

Aviation revenue positively impacted and job creation will be achieved.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impact expected.
2. How have those groups been engaged and involved in the development of this ordinance?
No impact
3. How does this legislation contribute to a sustainable Kansas City?
Creation of construction and business locations resulting in construction and permanent jobs.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

CREO - Division of Economic Equity & Inclusion

Contractor Utilization Plan Approval FormPrepared Sara Hurst
by:**e-Builder users:** Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/12/25

Contract/Project Number: 62070319	Project Name: Commerce Center Development
Developer/Prime: Trammell Crow Company	Contact Name: Josh Udelhofen
Address: 700 Commerce Drive, Suite 205 Oak Brook, IL 60523	Email: judelhofen@trammellcrow.com

Full Contract Value: \$ 3,148,354.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:

Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A

Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☒ N/A ☐ Other:

Prevailing Wage: ☒ Yes ☐ No

Davis-Bacon: ☐ Yes ☒ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>15</u> %	MBE: <u>37.4</u> %
WBE: <u>15</u> %	WBE: <u>33</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Dylan James
 Additional Information:

Email: dylan.james@kcmo.org

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:		
The Contractor Utilization Plan is:		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	
<u>37.4</u> % MBE	<u>33</u> % WBE	____ % DBE
The Request for Good Faith Efforts Waiver is:		
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input checked="" type="checkbox"/> Not Applicable
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes _____ FICB _____ Incentive Agency <input checked="" type="checkbox"/> No		

CREO Signature:

DocuSigned by:

Rio C. Mantas-Ried

Date: 12/22/2025

Comments:

PEC59457032E400



Contractor Utilization Plan (CUP) MUST be submitted to CREO prior to being posted on docket for review & approval from Council.
 CREO EEI Contractor Utilization Plan Approval Form REVISED 12-01-2023

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)